Urban Houston Framework

Values Workshop
December 4th - December 5th | 1475 West Gray Street, Activity Room 2, Houston, TX 77019

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HOUSTON GALVESTON REGIONAL PLAN

our

REGION • VISION • FUTURE

People   Places   Prosperity

HGAC Houston-Galveston Area Council

DESIGNWORKSHOP

UCC UrbanCore Collaborative

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Agenda

Greeting

Presentation
- Project Overview
- SAC Meeting #1 Recap
- Current Conditions
- Introduction to Urban Center Tiers
- Review of challenges

Break-out session
- Refine characteristics of urban centers
- Discuss and prioritize characteristics

Concluding Map Exercise

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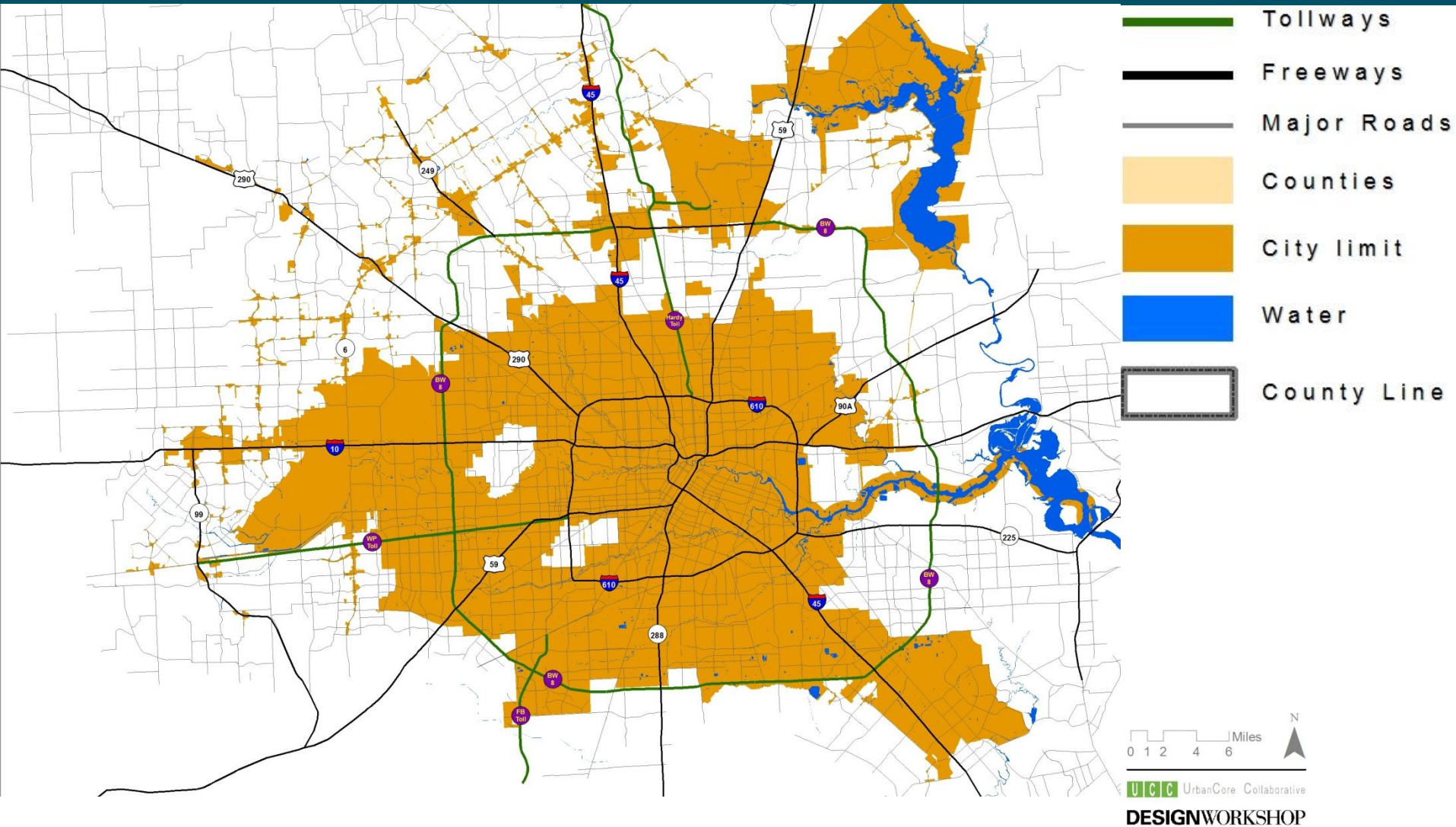
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Project Overview

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Urban Houston Framework Study Area

Legend:
- Tollways
- Freeways
- Major Roads
- Counties
- City limit
- Water
- County Line

Miles
0 1 2 4 6

N

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Overview

Purpose of Urban Houston Framework

- discuss "**urban centers**"

- **develop a framework** for urban areas that encompasses regional sustainability principles of **live**, **work** and **play**.

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Overview

How is Urban Houston Framework different from the other recent H-GAC Livable Centers case studies?

- **considers challenges** to development throughout the corporate limits of the City of Houston

- encompasses a much larger area – **the entire city of Houston.**

- will include **existing and future urban areas** that are not on the currently planned Light Rail Transit Corridors
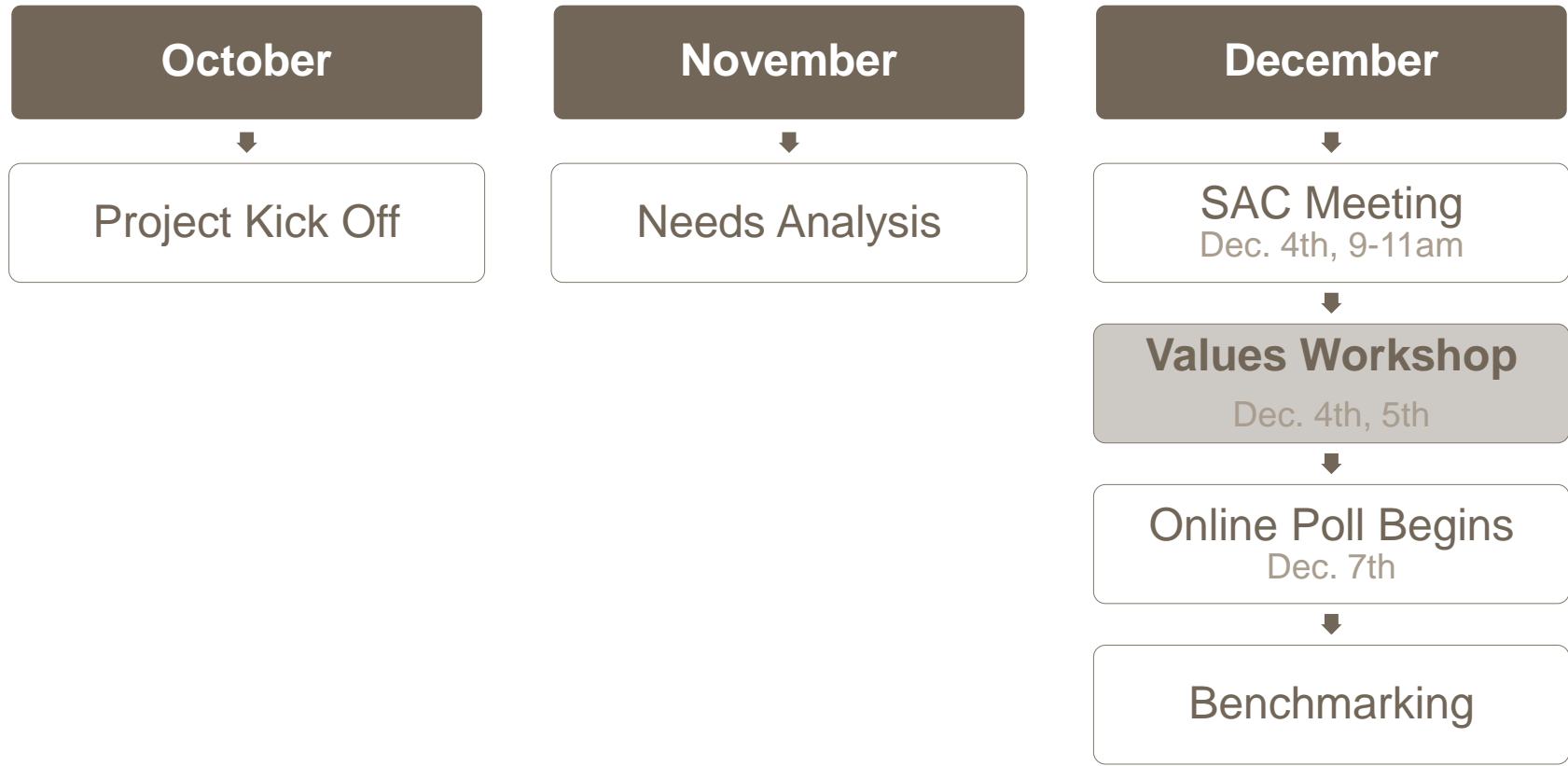
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2012 Schedule

October

↓

Project Kick Off

November

↓

Needs Analysis

December

↓

SAC Meeting
Dec. 4th, 9-11am

↓

Values Workshop
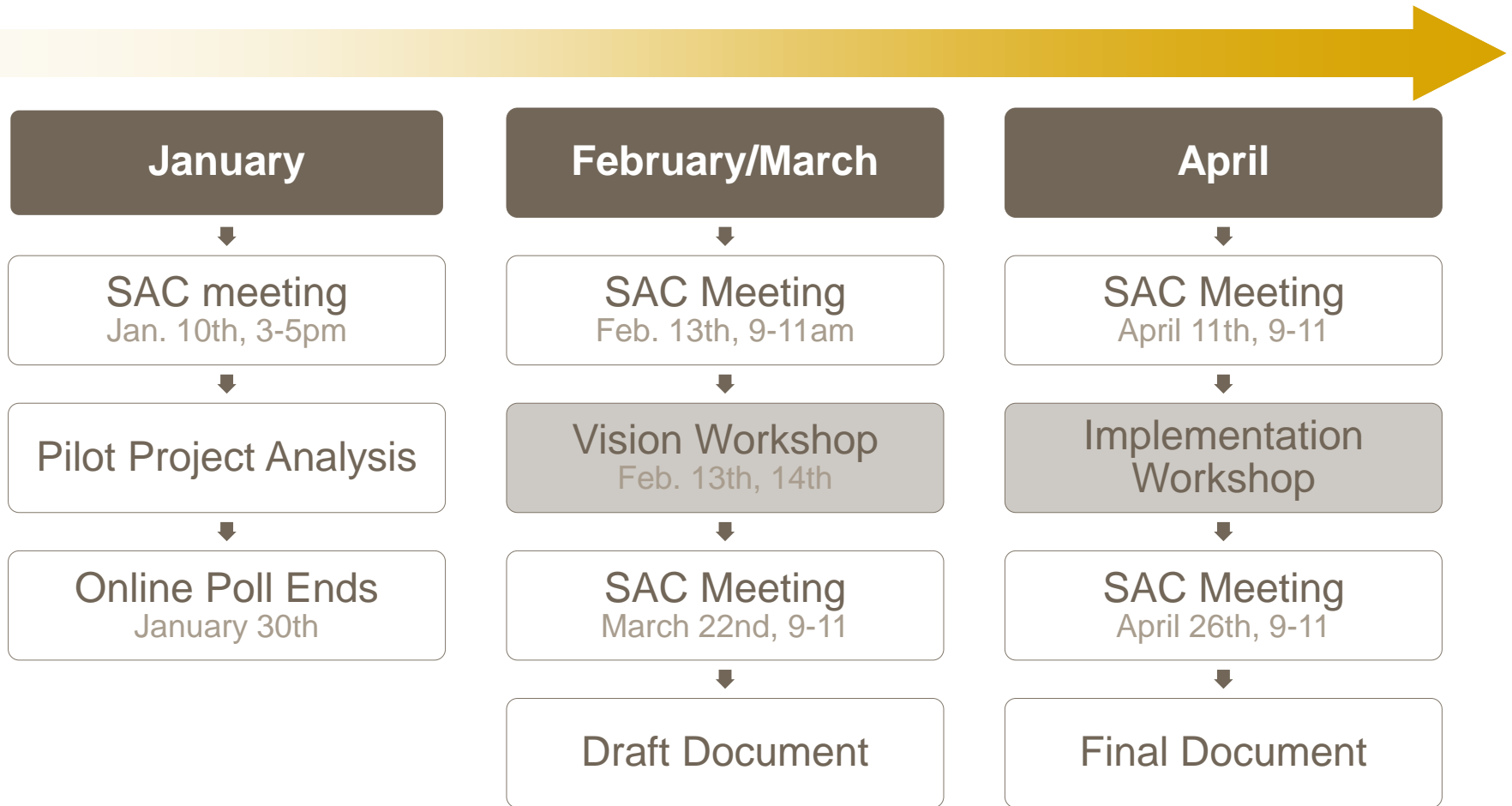Dec. 4th, 5th

↓

Online Poll Begins
Dec. 7th

↓

Benchmarking

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2013 Schedule

```
January ──────────► February/March ──────────► April ──────────►
```

January
- SAC meeting
  Jan. 10th, 3-5pm
- Pilot Project Analysis
- Online Poll Ends
  January 30th

February/March
- SAC Meeting
  Feb. 13th, 9-11am
- Vision Workshop
  Feb. 13th, 14th
- SAC Meeting
  March 22nd, 9-11
- Draft Document

April
- SAC Meeting
  April 11th, 9-11
- Implementation Workshop
- SAC Meeting
  April 26th, 9-11
- Final Document

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Stakeholder Advisory Committee

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Stakeholder Advisory Committee (SAC)

Who We Are

- **Linda Porras-Pirtle**, Planning Commissioner (Chair)
- **Keiji Asakura**, Planning Commissioner
- **Antoine Bryant**, Planning Commissioner
- **Filo Castore**, AIA
- **Diane Schenke**, Greater East End Management District
- **Toy Wood**, GHBA
- **Jeff Taebel**, H-GAC
- **Ashby Johnson**, H-GAC
- **Veronica Chapa-Jones**, Housing and Community Development
- **David Crossley**, Houston Tomorrow
- **Bill Huntsinger**, HREC
- **Bob Collins**, HREC
- **Joshua Sanders,** HRG

- **Amanda Timm,** LISC
- **Kim Slaughter**, METRO
- **Clint Harbert**, METRO
- **Marlene Gafrick**, Planning and Development
- **Mark Loethen**, Public Works and Engineering
- **David Robinson,** Super Neighborhood President
- **Shon Link,** ULI
- **Irma Sanchez,** Westchase District

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Stakeholder Advisory Committee (SAC)

Why We Met

- confirm **framework goals**
- discuss **challenges and opportunities**
- confirm project **schedule**
- determine **next steps**

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Stakeholder Advisory Committee (SAC)

Next Steps for Values Workshop…

- **determine characteristics** of urban centers
  - large
  - medium
  - small

- identify **challenges**
  - policies
  - Infrastructure

- discuss **solutions**

(Sticky notes: "A Small Center is… pharmacy and sm…" / "Challenges…Parking Garages" / "Medium Center must have: ✓ Bus Stations ✓ Public Parks ✓ Condos ✓ Large Grocery Stores")

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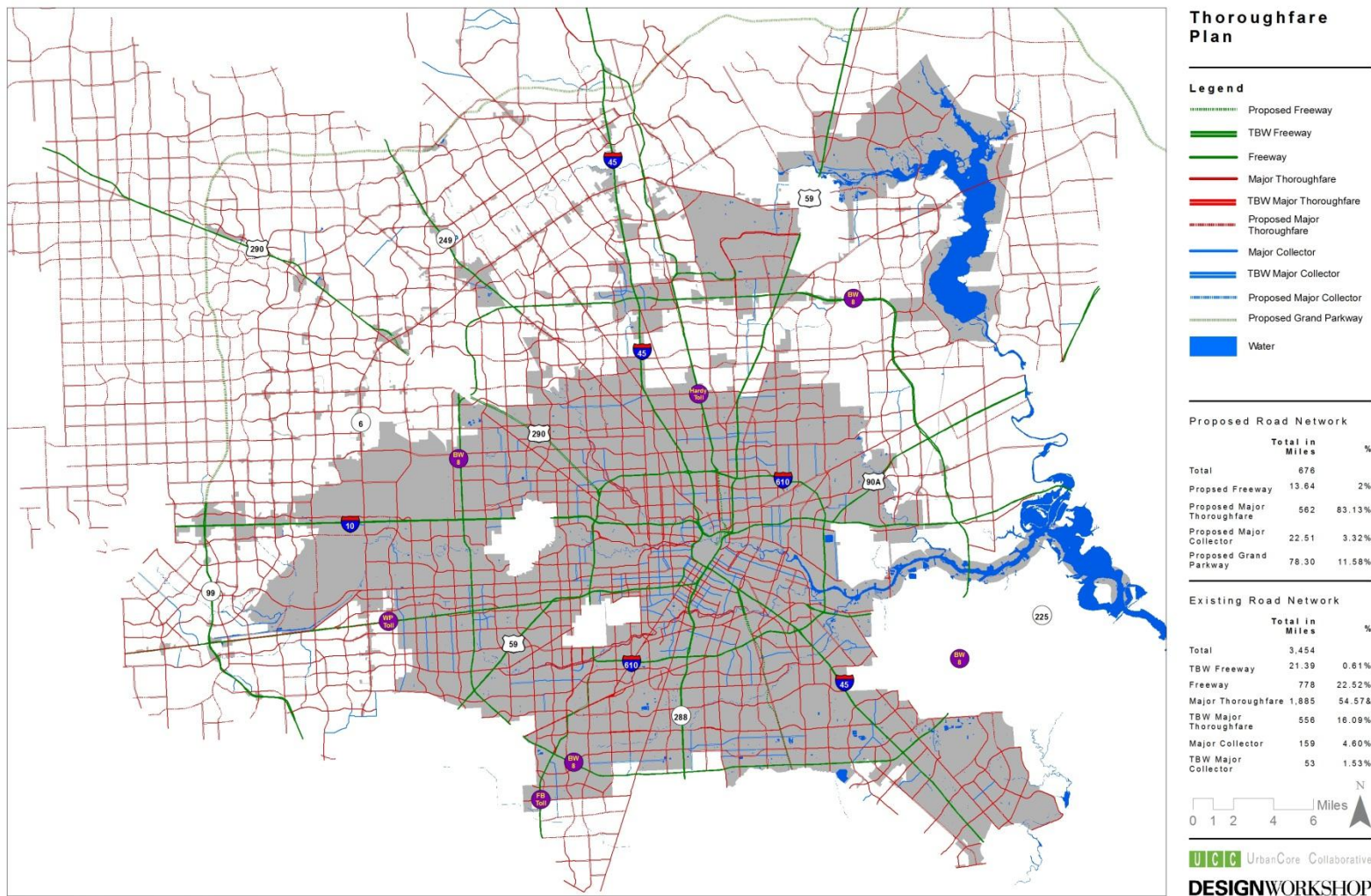December 4th - December 5th | 1475 West Gray Street, Activity Room 2, Houston, TX 77019

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Current Conditions

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Thoroughfare Plan

Source: City of Houston, November 2012

Thoroughfare Plan

Legend
- Proposed Freeway
- TBW Freeway
- Freeway
- Major Thoroughfare
- TBW Major Thoroughfare
- Proposed Major Thoroughfare
- Major Collector
- TBW Major Collector
- Proposed Major Collector
- Proposed Grand Parkway
- Water

Proposed Road Network

	Total in Miles	%
Total	676	
Propsed Freeway	13.64	2%
Proposed Major Thoroughfare	562	83.13%
Proposed Major Collector	22.51	3.32%
Proposed Grand Parkway	78.30	11.58%

Existing Road Network

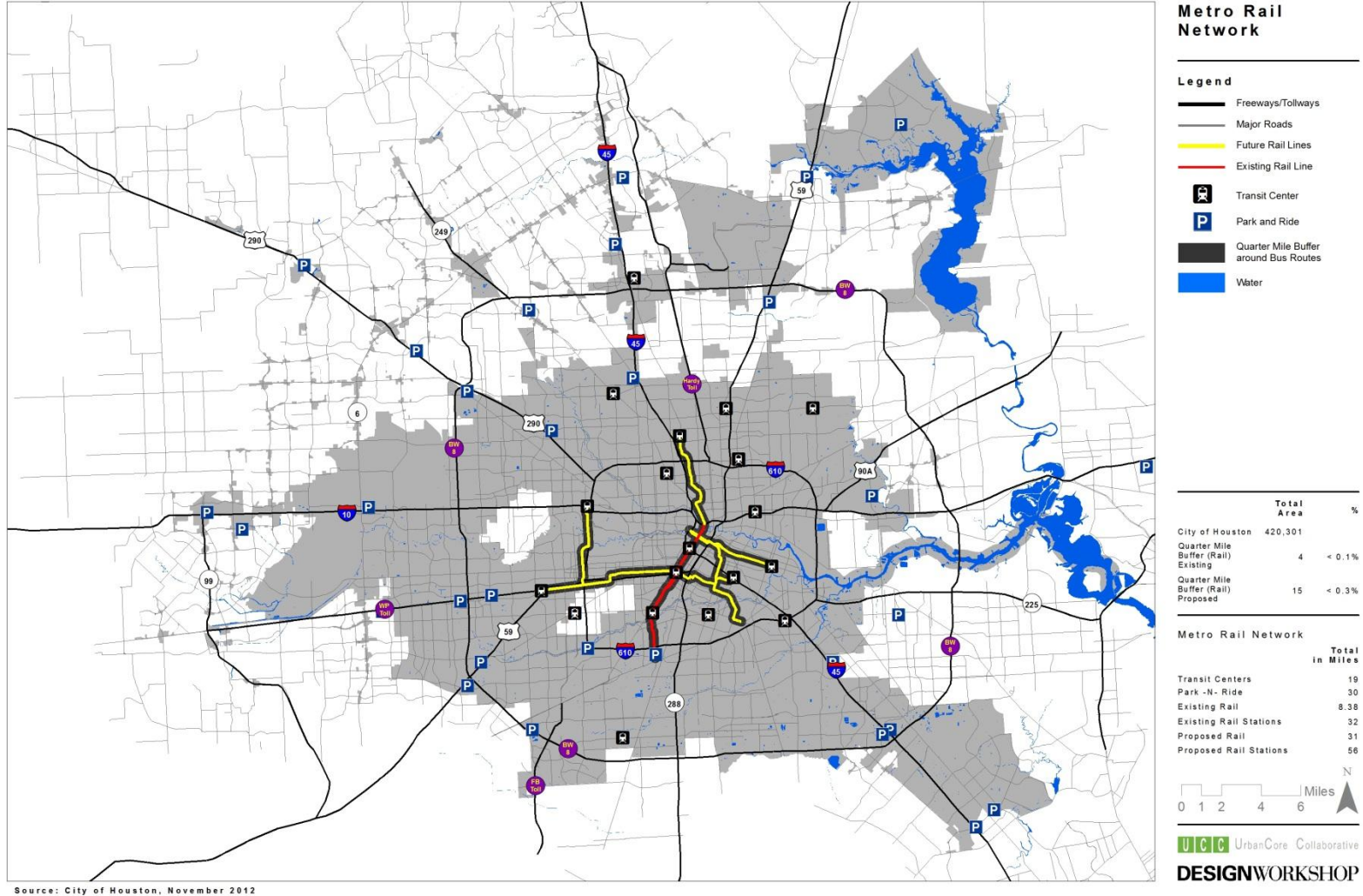|	Total in Miles	%
Total	3,454	
TBW Freeway	21.39	0.61%
Freeway	778	22.52%
Major Thoroughfare	1,885	54.57&
TBW Major Thoroughfare	556	16.09%
Major Collector	159	4.60%
TBW Major Collector	53	1.53%

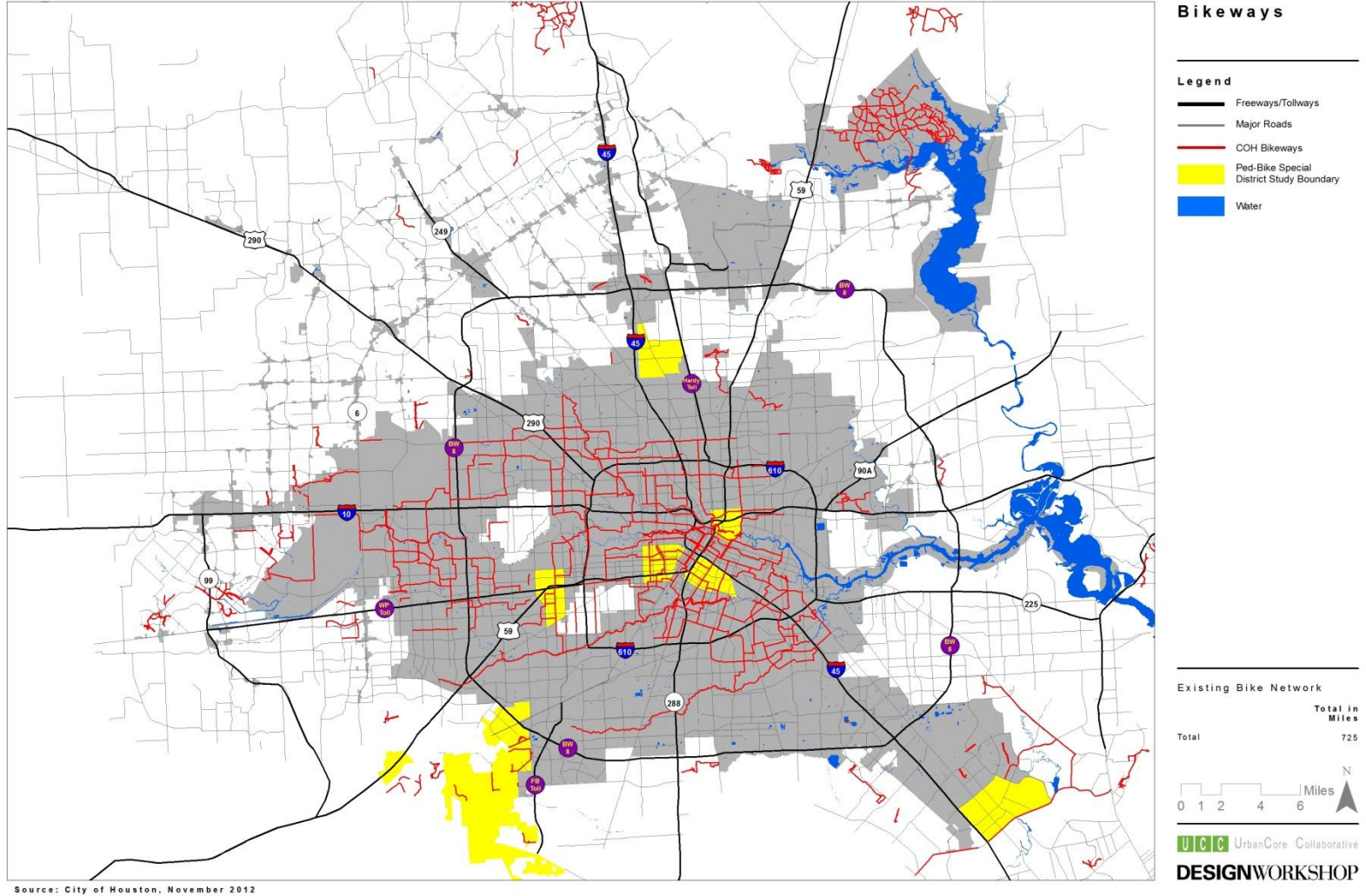0 1 2 4 6 Miles

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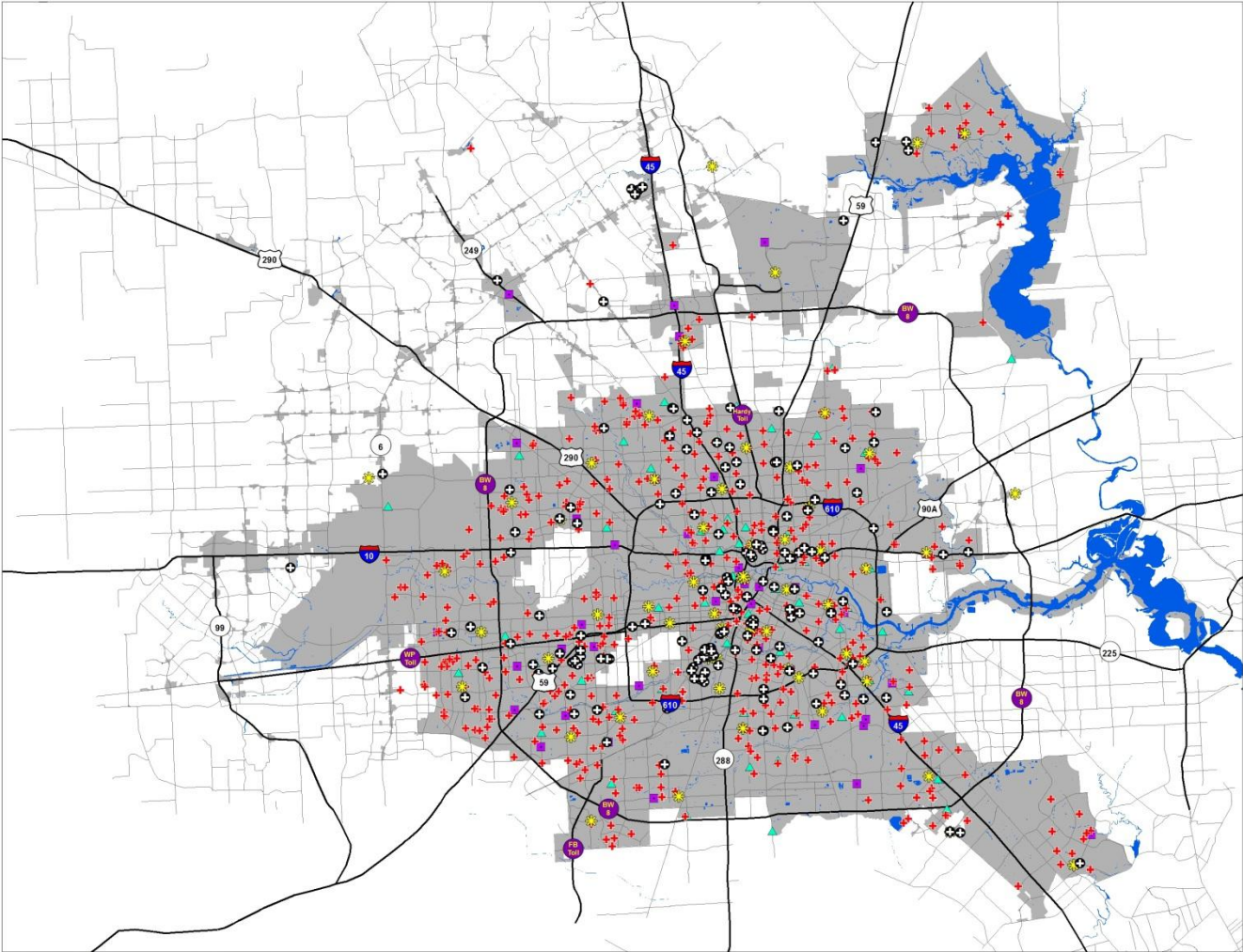**Urban Houston Framework**
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METRO Rail Service

Source: City of Houston, November 2012

Metro Rail Network

Legend
- Freeways/Tollways
- Major Roads
- Future Rail Lines
- Existing Rail Line
- Transit Center
- P Park and Ride
- Quarter Mile Buffer around Bus Routes
- Water

	Total Area	%
City of Houston	420,301	
Quarter Mile Buffer (Rail) Existing	4	< 0.1%
Quarter Mile Buffer (Rail) Proposed	15	< 0.3%

Metro Rail Network

	Total in Miles
Transit Centers	19
Park -N- Ride	30
Existing Rail	8.38
Existing Rail Stations	32
Proposed Rail	31
Proposed Rail Stations	56

Miles
0 1 2 4 6

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Bikeways

Bikeways

Legend

— Freeways/Tollways
— Major Roads
— COH Bikeways
■ Ped-Bike Special District Study Boundary (yellow)
■ Water (blue)

Existing Bike Network

	Total in Miles
Total	725

Source: City of Houston, November 2012
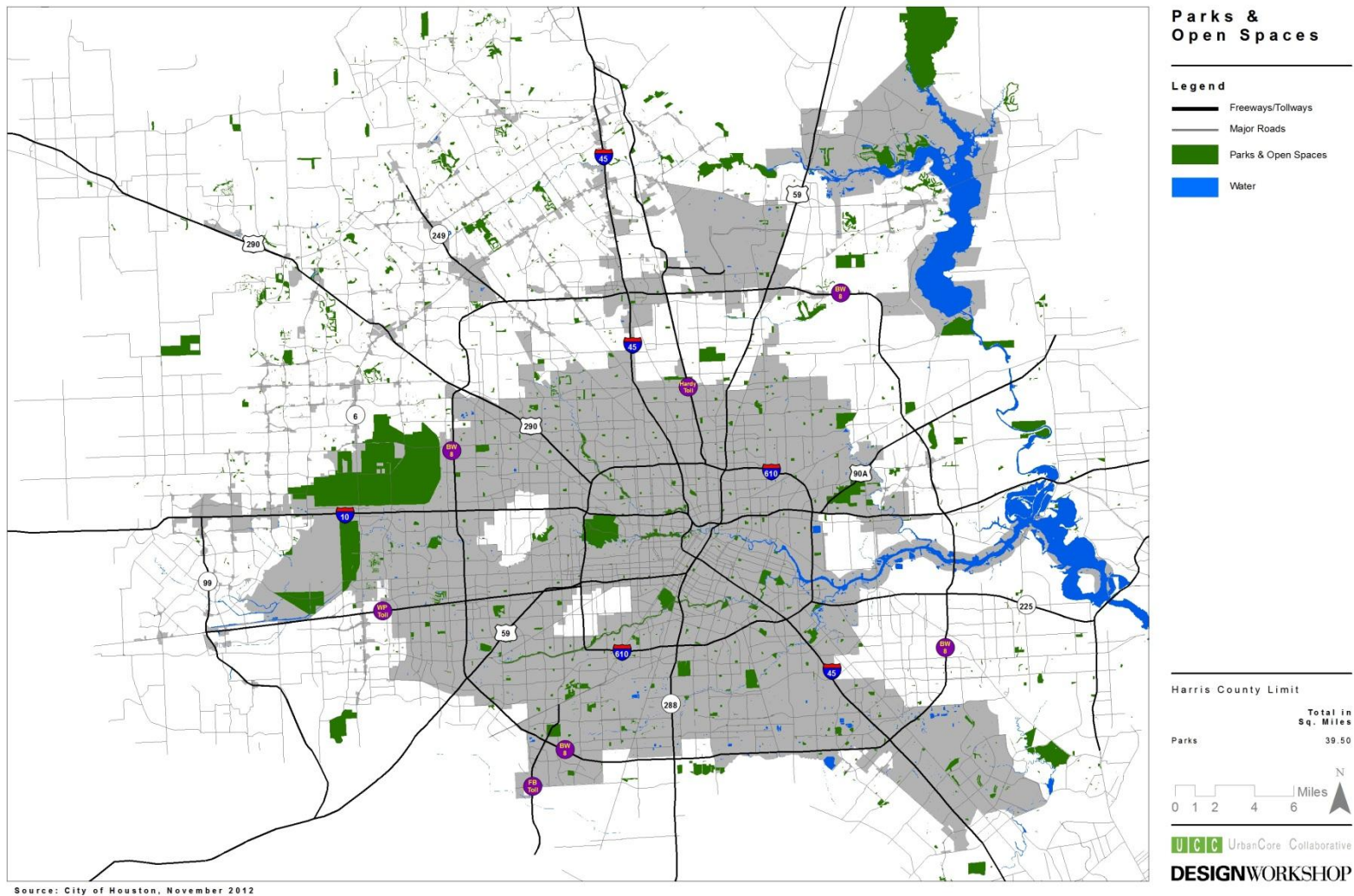
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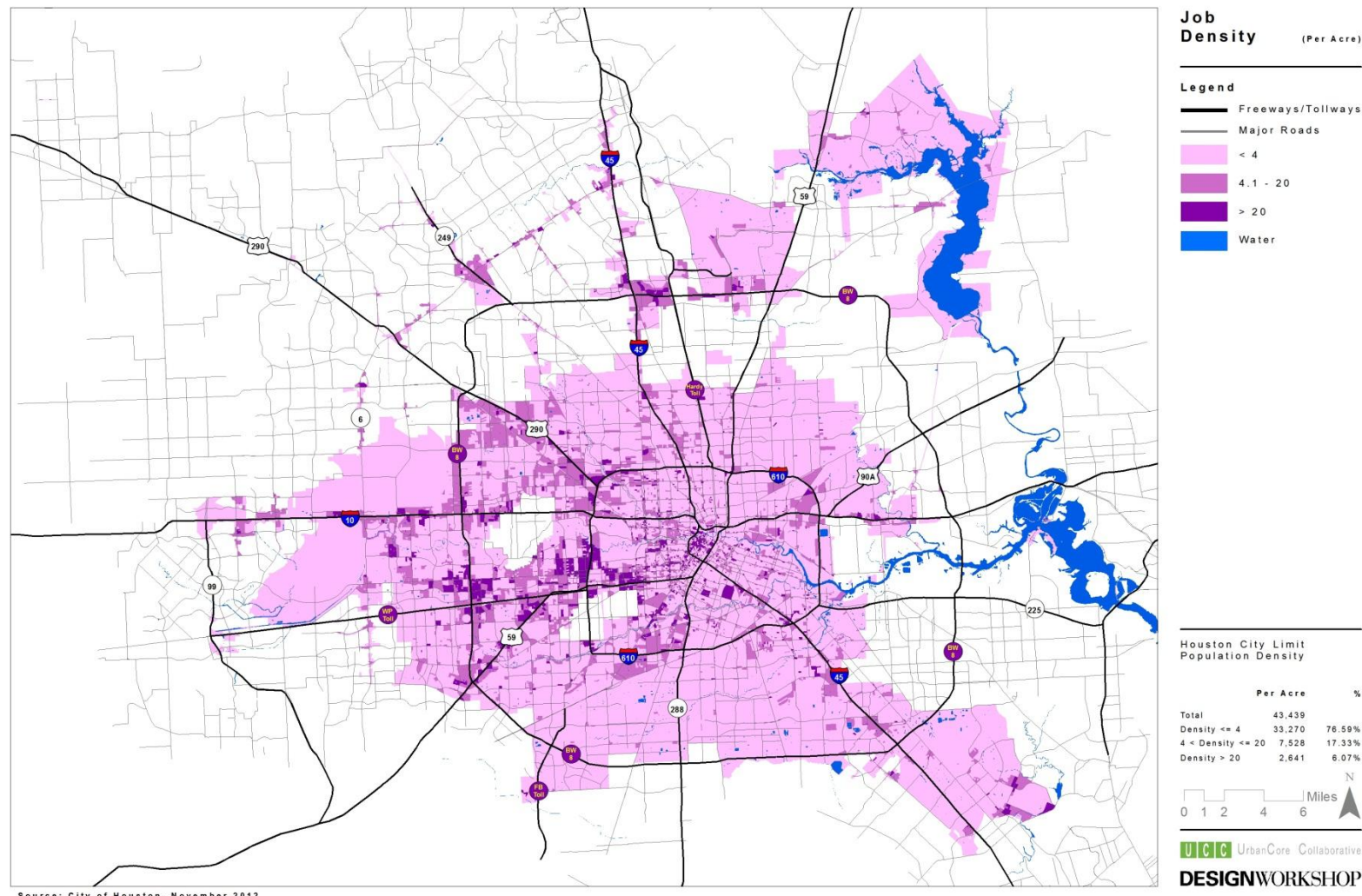
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Civic Amenities

Civic Amenities

Legend

⊕ Health/Hospital
✚ School
✳ Library
◼ HPD Storefront / HPD Station
▲ Community Center

City of Houston (Businesses)	Total	Per Acre
COH	420,301	
Hospitals	130	0.00030
Schools	570	0.00135
Library	68	0.00016
HPD Storefront	28	0.00006
HPD Station	17	0.00004
Hospitals	70	0.00016
Health Centers	130	0.00030
Community Centers	65	0.00030

City of Houston ETJ (Businesses)	Total	Per Acre
COH ETJ	769,931	
Hospitals	12	0.00001
Schools	358	0.0004
Library	13	0.00001
HPD Storefront	0	0
HPD Station	0	0
Hospitals	13	0.00001
Health Centers	8	0.00001
Community Centers	8	0.00001

0 1 2 4 6 Miles

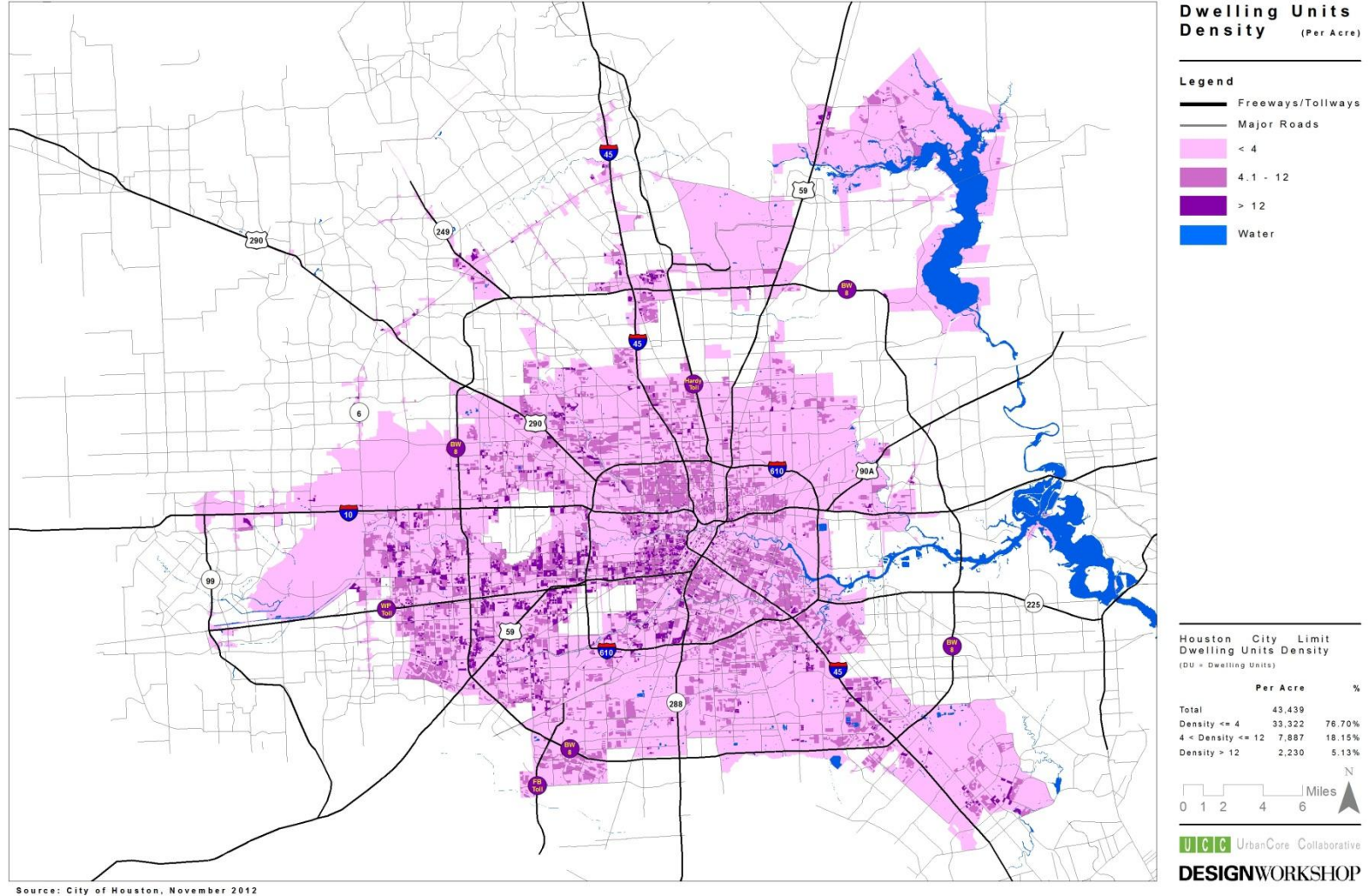UCC UrbanCore Collaborative

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Source: City of Houston, November 2012

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Parks

Parks & Open Spaces

Legend
— Freeways/Tollways
— Major Roads
■ Parks & Open Spaces
■ Water

Harris County Limit

	Total in Sq. Miles
Parks	39.50

Miles
0 1 2 4 6

N

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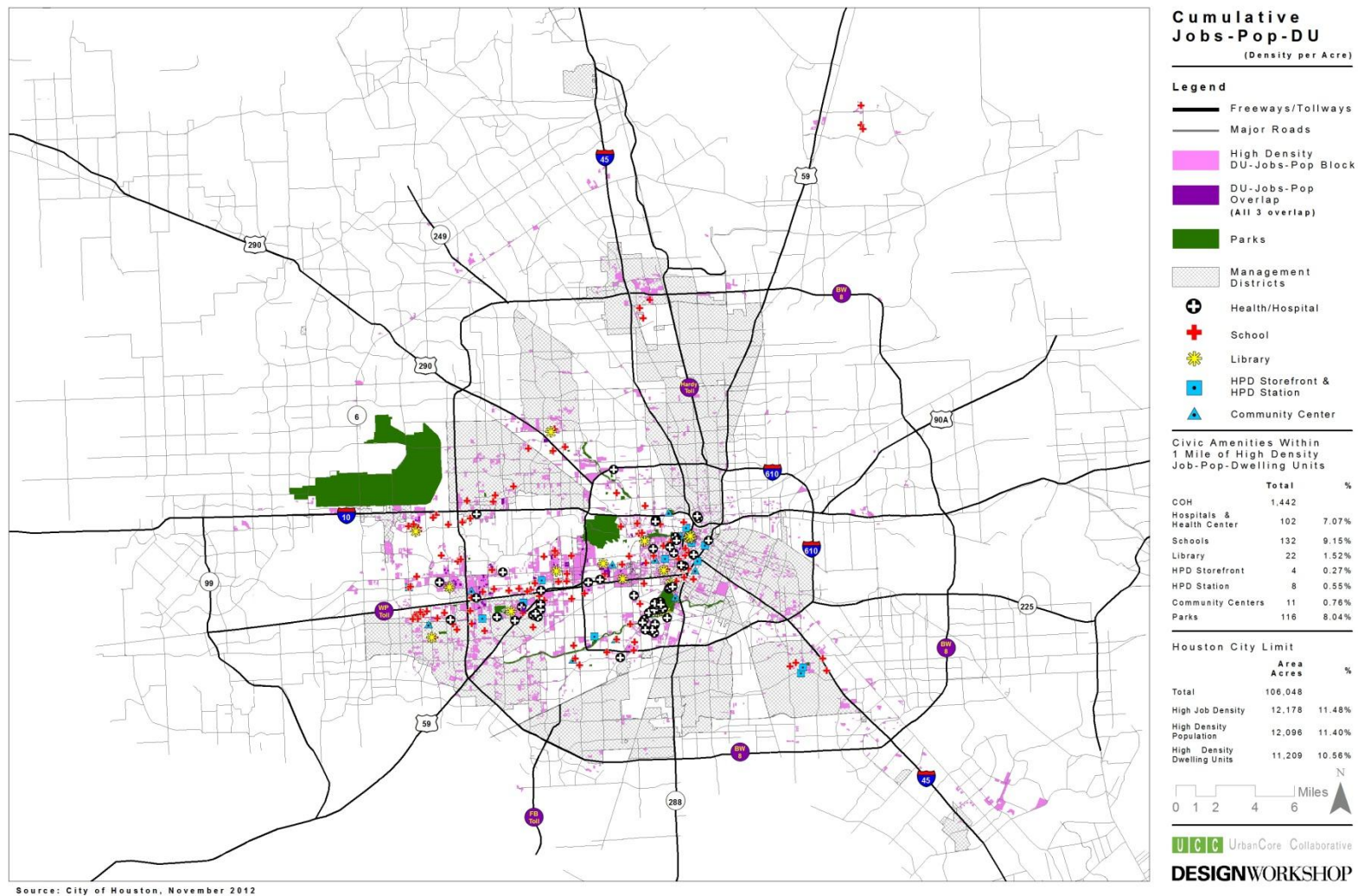
Source: City of Houston, November 2012

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Jobs Density

Job Density (Per Acre)

Legend
- Freeways/Tollways
- Major Roads
- < 4
- 4.1 - 20
- > 20
- Water

Houston City Limit
Population Density

	Per Acre	%
Total	43,439	
Density <= 4	33,270	76.59%
4 < Density <= 20	7,528	17.33%
Density > 20	2,641	6.07%

Miles
0 1 2 4 6

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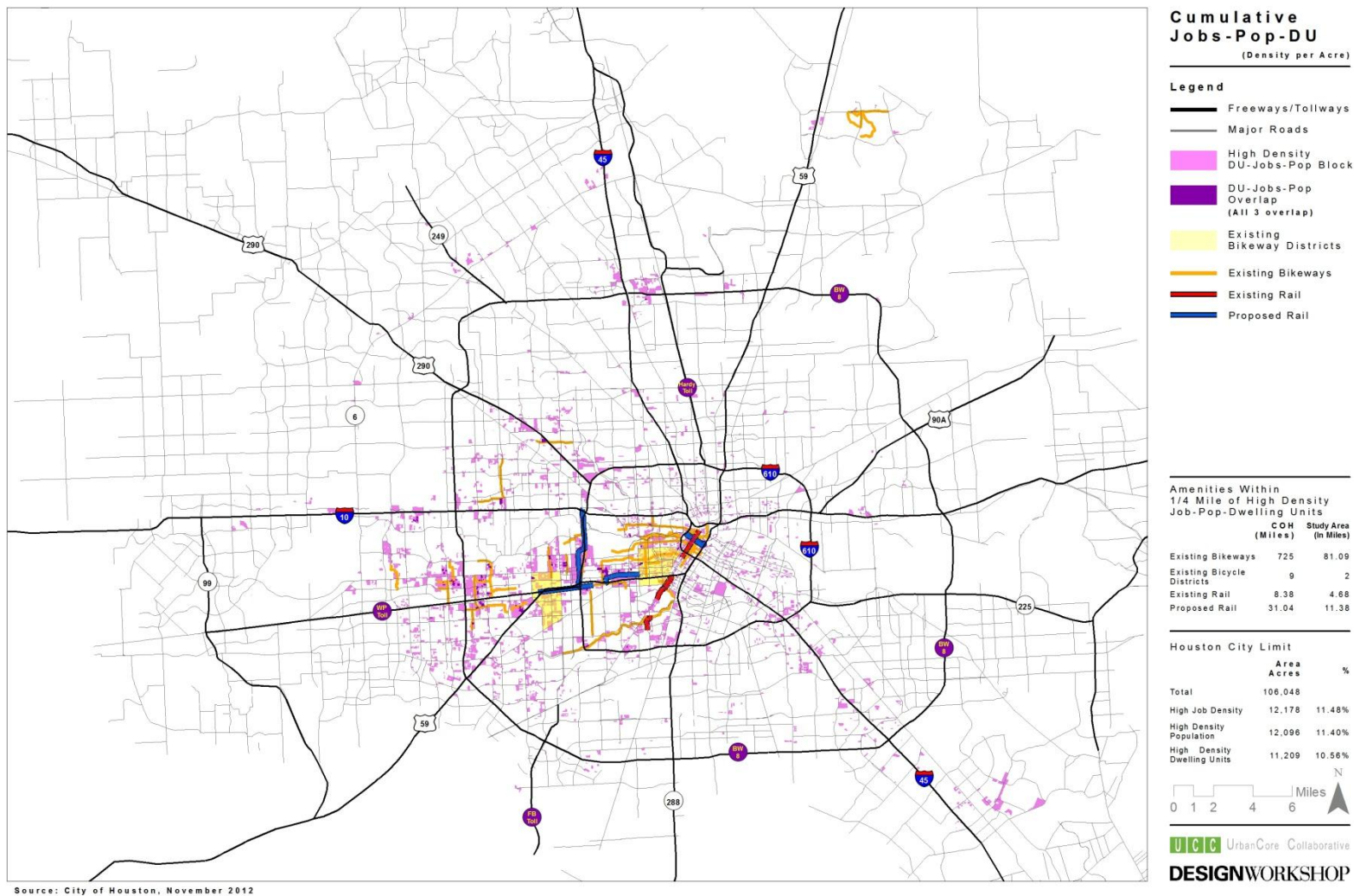DESIGNWORKSHOP

Source: City of Houston, November 2012

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Dwelling Units Density

Dwelling Units Density (Per Acre)

Legend
- Freeways/Tollways
- Major Roads
- < 4
- 4.1 - 12
- > 12
- Water

Houston City Limit
Dwelling Units Density
(DU = Dwelling Units)

	Per Acre	%
Total	43,439	
Density <= 4	33,322	76.70%
4 < Density <= 12	7,887	18.15%
Density > 12	2,230	5.13%

0 1 2 4 6 Miles

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Source: City of Houston, November 2012

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What happens when you overlay jobs and population?

Source: City of Houston, November 2012

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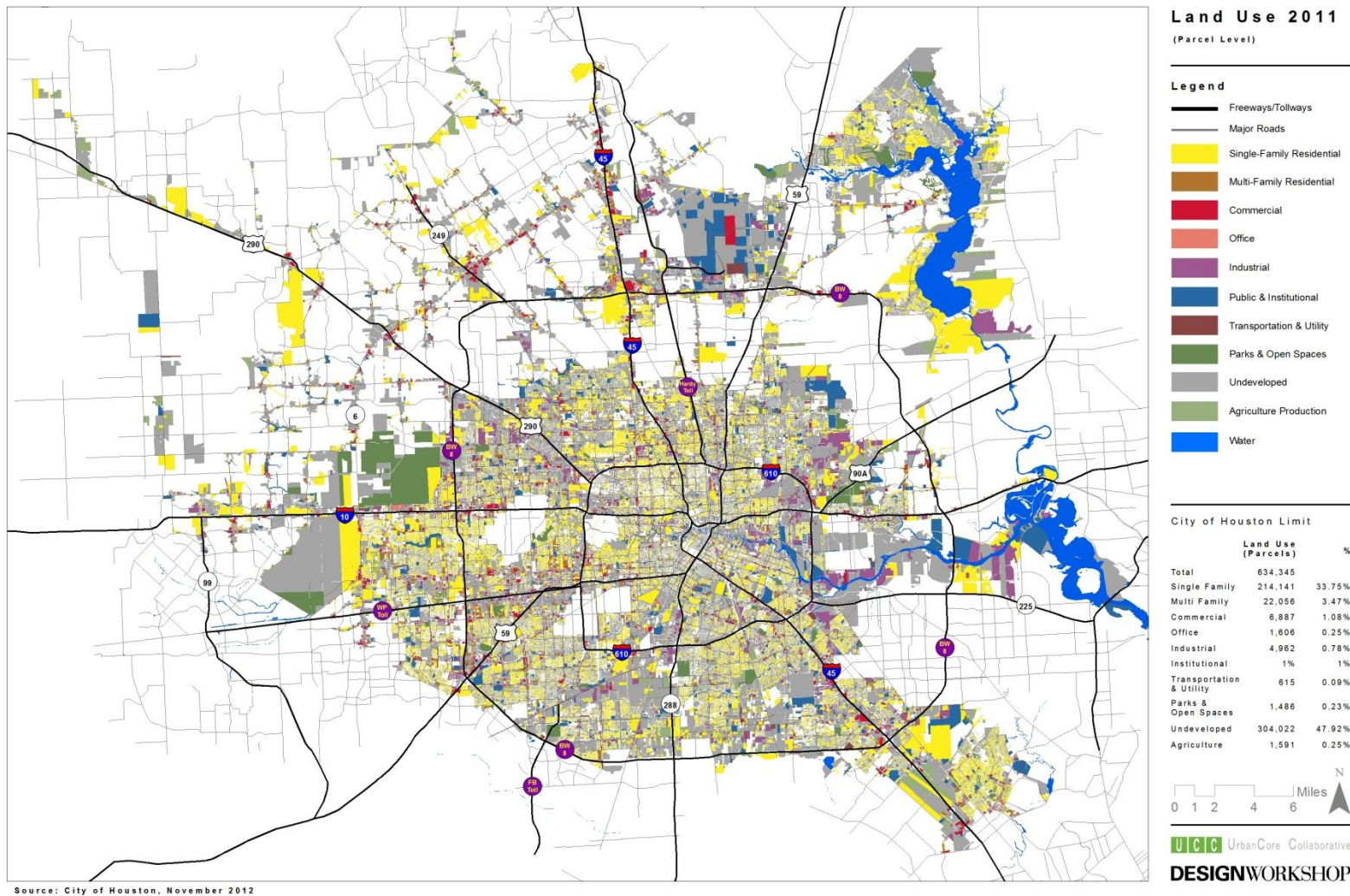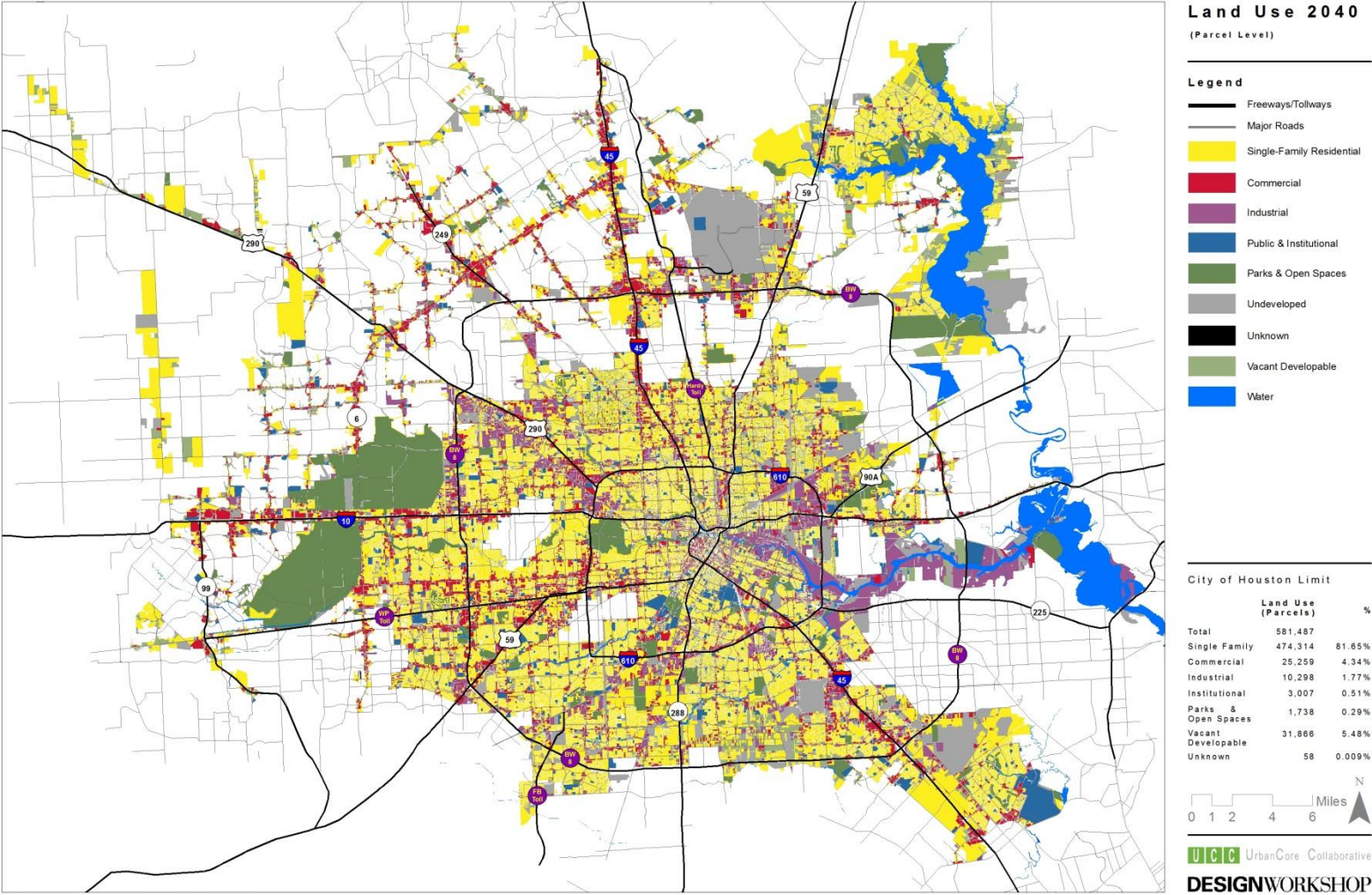# What happens when you overlay jobs/population/rail?

Source: City of Houston, November 2012

Cumulative Jobs-Pop-DU
(Density per Acre)

Legend
— Freeways/Tollways
— Major Roads
High Density DU-Jobs-Pop Block
DU-Jobs-Pop Overlap (All 3 overlap)
Existing Bikeway Districts
Existing Bikeways
Existing Rail
Proposed Rail

Amenities Within 1/4 Mile of High Density Job-Pop-Dwelling Units

	COH (Miles)	Study Area (In Miles)
Existing Bikeways	725	81.09
Existing Bicycle Districts	9	2
Existing Rail	8.38	4.68
Proposed Rail	31.04	11.38

Houston City Limit

	Area Acres	%
Total	106,048	
High Job Density	12,178	11.48%
High Density Population	12,096	11.40%
High Density Dwelling Units	11,209	10.56%

0 1 2 4 6 Miles

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What happens when you overlay jobs/population/bus lines?
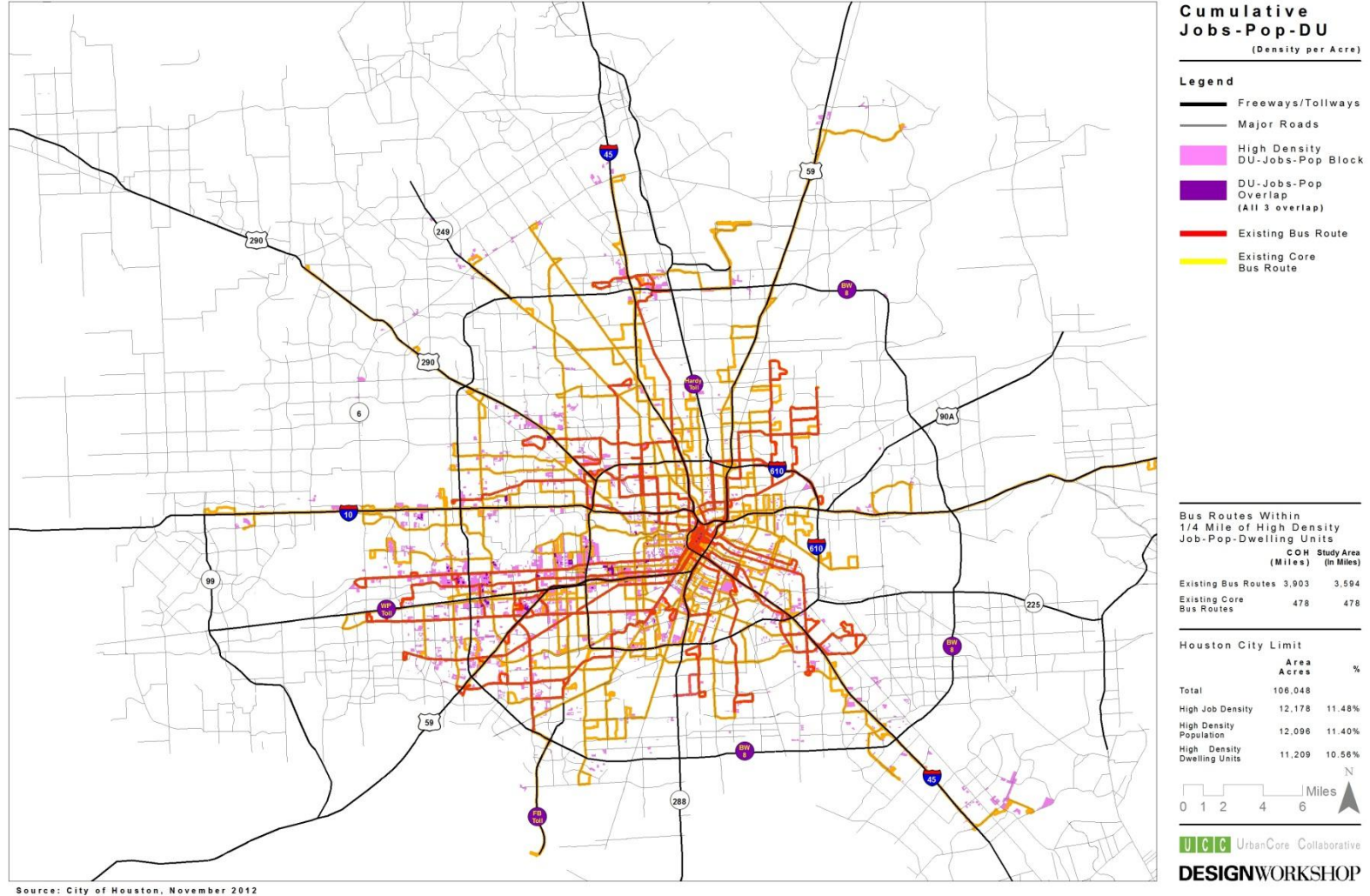
Source: City of Houston, November 2012

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Current Land Use

Land Use 2011
(Parcel Level)

Legend

▬	Freeways/Tollways
▬	Major Roads
▮	Single-Family Residential
▮	Multi-Family Residential
▮	Commercial
▮	Office
▮	Industrial
▮	Public & Institutional
▮	Transportation & Utility
▮	Parks & Open Spaces
▮	Undeveloped
▮	Agriculture Production
▮	Water

City of Houston Limit

	Land Use (Parcels)	%
Total	634,345	
Single Family	214,141	33.75%
Multi Family	22,056	3.47%
Commercial	6,887	1.08%
Office	1,606	0.25%
Industrial	4,962	0.78%
Institutional	1%	1%
Transportation & Utility	615	0.09%
Parks & Open Spaces	1,486	0.23%
Undeveloped	304,022	47.92%
Agriculture	1,591	0.25%

Source: City of Houston, November 2012

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Land Use 2040
(Parcel Level)

Legend

— Freeways/Tollways
— Major Roads
Single-Family Residential
Commercial
Industrial
Public & Institutional
Parks & Open Spaces
Undeveloped
Unknown
Vacant Developable
Water

City of Houston Limit

	Land Use (Parcels)	%
Total	581,487	
Single Family	474,314	81.65%
Commercial	25,259	4.34%
Industrial	10,298	1.77%
Institutional	3,007	0.51%
Parks & Open Spaces	1,738	0.29%
Vacant Developable	31,866	5.48%
Unknown	58	0.009%

0 1 2 4 6 Miles

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Source: City of Houston, November 2012

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Urban Houston Framework Goals - Community

A **diversity of housing choices** for:

- people of all ages,
- incomes,
- family sizes.

Better **quality of life** for different neighborhood types.

- walkability

Support to enhance existing **neighborhood character.**

Support for **existing communities** such as**:**

- transit-oriented, mixed-use development
- community revitalization.

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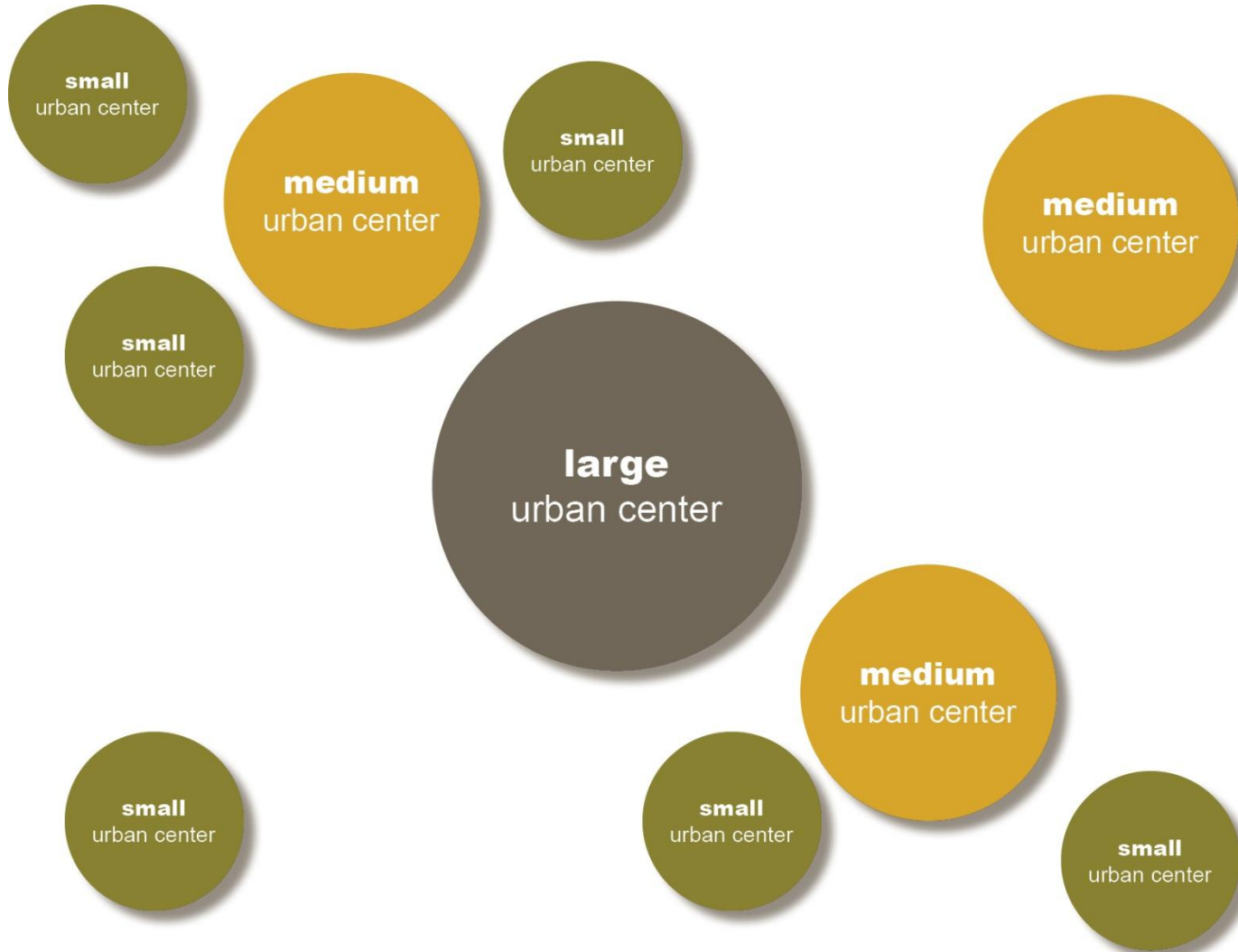
Are we on the right track with **community** goals?

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Urban Houston Framework Goals - Economy

Economic competitiveness by encouraging:

- reliable/timely access to employment centers,
- educational opportunities,
- services and other basic needs of workers, and
- expanded business access to markets.

Coordination of policies to help:

- remove challenges to collaboration,
- leverage funding, and
- increase accountability and effectiveness of all levels of government to plan for future growth.

Added value to communities and neighborhoods by investing in **healthy, safe, and walkable neighborhoods**.

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Are we on the right track with **economic** goals?

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Urban Framework Goals - Environment

A more **walkable** and **bikeable** network to connect:

- Jobs,
- Housing, and
- Recreational destinations.

Economical **transportation options** that:

- decrease household transportation costs,
- improve air quality,
- reduce greenhouse gas emissions; and
- promote public health.

Maintain or improve **water quality**

Limit **impervious surfaces** when applicable

Maintain and expand **green space**

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Are we on the right track with **environmental** goals?

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Urban Center Tiers

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What is an Urban Center?

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Urban Center Concept

Optional vs. *Prerequisites*

Optional

- A characteristic that is **recommended but not required**.

Prerequisites

- A characteristic that **must be met** prior to developing an urban center.

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Caters to *regional, national and international* needs

Mixture of transit
- heavy rail
- light rail
- bus

High density residential
- multi-family housing
- high-rise condominiums
- dense single family (townhomes, brownstones)

Destination commercial, retail and civic uses
- corporate office headquarters
- medical districts
- educational districts
- lodging
- entertainment (theaters, art galleries, clubs)

large
urban center

Tier-1: Large Urban Center

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Caters to *city-wide* needs

Mixture of transit
- rail
- bus
- bike

Medium density residential
- single-family housing
- multi-family housing

City-serving commercial, retail and civic uses
- anchor retail stores
- movie theaters
- medical offices

medium urban center

medium urban center

medium urban center

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Tier-3: Small Urban Center

Caters to _community_ needs

Mixture of origin and destination trips

- primarily commuter service to jobs
- multi-modal transit

Low density residential

- primarily single-family housing
- some multi-family housing
- accessory dwelling units

Neighborhood-serving retail, employment, and civic uses

- convenience stores
- locally owned cafes
- pharmacies

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Review of Challenges

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Policy Challenges

- Failure to link higher-density development with transit system
- Limited mix of uses in high-density areas
- Prohibition of civic uses in certain areas
- Reduced lot coverage standards for parking and stormwater
- Limited access points on local streets and collectors
- Non-conforming buildings (building code or development standards change)
- Lack of affordable housing funds
- Lack of education about Historic Preservation strategies

Help us brainstorm other challenges! What are potential solutions?

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Infrastructure Challenges

- Centers that are not in close proximity to each other are more self-reliant. Certain services may be available in one center that are not available in another.

- Introducing housing into predominantly employment uses

- Lack of infrastructure capacity

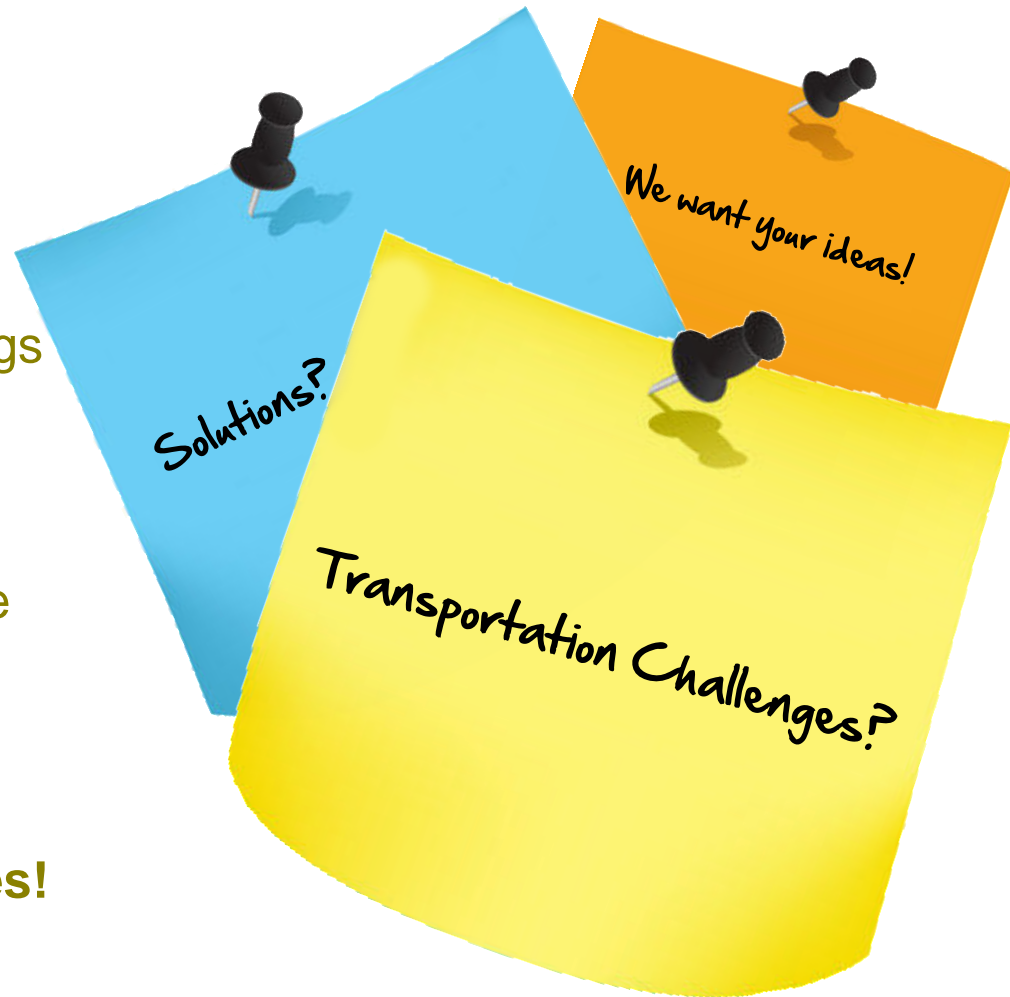## Help us brainstorm other challenges! What are potential solutions?

We want your ideas!

Solutions?

Infrastructure Challenges?

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Transportation Challenges

- Lack of transportation choices between centers

- Travel times between centers can hinder movement

- Parking requirements for commercial and residential buildings drive up costs

- Lack of pedestrian, bicycle and transit connecting schools to neighborhoods where students live

- Improving transit access in commuter heavy areas

Help us brainstorm other challenges! What are potential solutions?

We want your ideas!

Solutions?

Transportation Challenges?

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Where are Urban Centers?
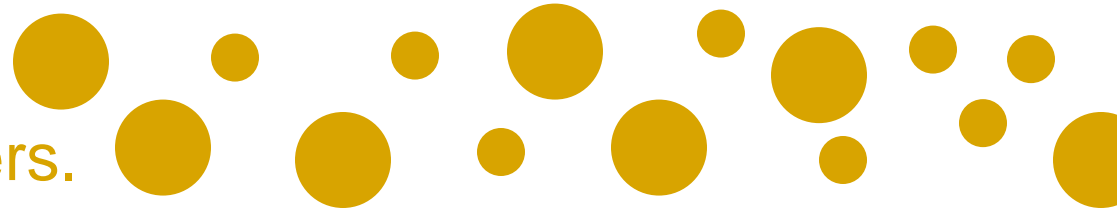
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Help us locate urban centers!

Place **GREEN** dots for **CURRENT** Urban Centers.
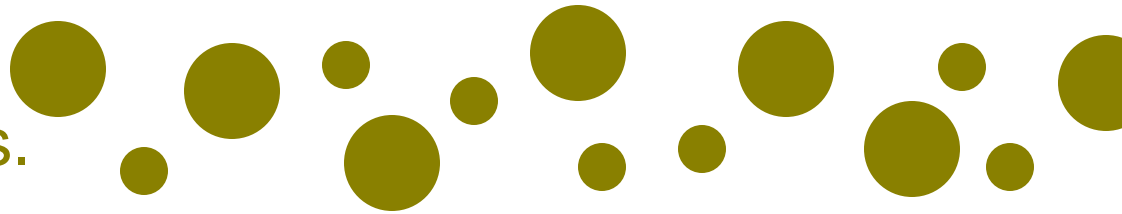
Place **YELLOW** dots for **POTENTIAL** Urban Centers.

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Next Steps

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Vision Workshop

Wednesday, February 13th

Thursday, February 14th

Implementation Workshop

Thursday, April 11th

Friday, April 12th

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UrbanHouston**.MetroQuest**.com

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For more information contact:

UrbanHouston**Framework**@Houstontx**.gov**

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